



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, NOVEMBER 5, 2007  
Time: 7:00 p.m.

#### Present:

Chairperson - Mayor Watts  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Hepner  
Councillor Hunt  
Councillor Higginbotham

#### Absent:

Councillor Villeneuve  
Councillor Bose

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

City Manager  
City Clerk  
General Manager, Planning &  
Development  
General Manager, Engineering  
General Manager, Finance and Technology  
General Manager, Parks, Recreation and  
Culture  
General Manager, Human Resources  
Manager, Current Planning, North Division  
Manager, Area Planning & Development,  
South Division  
Manager, Land Development, Engineering  
City Solicitor

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That the agenda be varied so that

Mr. Bill Reid may be heard at this time.

RES.R07-2879

Carried

#### **Bill Reid, Cloverdale Chamber, Executive Director**

File: 8200-30; 0550-20-10

Mr Reid was appearing before Council on behalf of the committee for the Surrey's Santa Claus Twilight Parade. Mr. Paul Oraziotti, Cloverdale Business Improvement Association was unable to attend this evening. Mr. Reid made the following comments:

- This year's Parade will be on Sunday, December 3, 2007 at 6:00 starting at the Cloverdale Fairgrounds.
- They are pleased to welcome the entries from CUPE, the Fire Department and the RCMP.
- This will be the second biggest parade in the lower mainland.
- Mayor and Council were invited to come out and enjoy the parade.

Mr. Reid thanked Council for their usual donation of \$1,000 and requested that Council approve an additional \$4,000 to cover the extra expenses of security and barricades for this larger sized parade.

Mayor Watts noted that this request will be considered at a further meeting.



## PROPOSAL:

**By-law 16476A****Block A**

To rezone 6620, 6634, 6644 -120 Street, portions of 6650, 6668, 6682 -120 Street and a portion of 12033 - 66 Avenue from "Suburban Residential Zone (RS)"(By-law No. 5942) and "One-Acre Residential Zone (RA)" (By-law 12000) to "Comprehensive Development Zone (CD)".

**By-law 16476B****Block B**

To rezone 12069, 12077 (also shown as 12079), 12089 - 66 Avenue, portions of 6650, 6668, 6682 - 120 Street and a portion of 12033 - 66 Avenue from "Suburban Residential Zone (RS)"(By-law No. 5942) and "One-Acre Residential Zone (RA)" (By-law 12000) to "Multiple Residential 30 Zone (RM-30)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, 12000", as amended, Part 22, Section F, as follows:

- (a) To reduce the minimum east side yard setback from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for one unit in Building 15; to 6.4 metres (21 ft.) for one unit in Building 2; and to 5.0 metres (16 ft.) for the building face and to 3.6 metres (12 ft.) for the entry porches/veranda only for Buildings 3 and 14.
- (b) To reduce the minimum westerly side yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for the building face and to 4.0 metres (13 ft) for the balconies for Buildings 7 and 10 and to 1.5 metres (5 ft.) for one unit in Building 16.
- (c) To reduce the minimum southerly front yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for the entry porches only for Buildings 1 and 2 and
- (d) To reduce the minimum northerly front yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for the entry porches only on Buildings 15 and 16.

The purpose of the rezoning and development variance permit is to permit the development of 240 apartment units in two buildings and 160 townhouse units.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.



**Note:** See Development Variance Permit No. 7907-0070-00 under Clerk's Report, Item I.1(a).

There was one letter of correspondence from Bill Towers and Sandra Lindsay of 6539 121A Street, Surrey that was opposed to the application outlining the impact on the roads and services as their concerns.

Bill Towers 6539 121A Street

Mr Towers stated that he was opposed to the significant increase to the neighbourhood density with this application. He commented that there were no other apartment blocks in the immediate neighbourhood and that it would generate a lot more traffic into the area. He noted that the plan includes 739 parking spaces which once filled would substantially increase the congestion on the roads. Parking is already at premium in the neighbourhood and this will aggravate this issue further. He is also concerned that the access being off of 120 on to 66<sup>th</sup> will be a problem.

Staff commented that the density remains constant this application has not changed this. Both Delta and our Engineering Department are supportive of putting the traffic onto 66<sup>th</sup> and do not support putting Wade Road through. They will add a parallel road on 120A and have no access to 120. The main access is from 121 Street.

The Landscaping Plan was shown for the interface on 120<sup>th</sup>.

**2. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16477**

**Application: 7907-0047-00**

CIVIC ADDRESS: 14856 and 14874 - 60 Avenue

APPLICANT: Makhan S. and Gurdial K. Johal, Nirmal S. and  
Sukhdev S. Samra  
c/o McElhanney Consulting Services Ltd. (Darren Braun)  
13160 - 88 Avenue  
Surrey, BC V3W 3K3

PROPOSAL: **Block A**  
To rezone a portion of the properties from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".



**Block B**

To rezone a portion of the properties from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9C)".

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 14, Section F, as follows:

- (a) To reduce the minimum rear yard setback from 7.5 metres (25 ft) to 6.5 metres (21 ft.) for proposed Lot 10.

The purpose of the rezoning is to permit subdivision into 9 single family lots with coach houses and one remainder lot (Block A) for future development. The development variance permit is to permit retention of the existing dwelling.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

**Note:** See Development Variance Permit No. 7907-0047-00 under Clerk's Report, Item I.1(b).

The Mayor noted the following persons were in attendance and commented on the proposed rezoning as follows:

Anna Chan 14930 59A Avenue

Ms. Chan is concerned with the rezoning as it changes the character of the neighbourhood. It should continue with the driveways and gardens at the front of the homes. She was also very concerned about the increased congestion of these small lots and felt that the City should stay with 5,000 sq ft lots. The increase in congestion will also increase the overcrowding at the local school.

Jasmin Dhaliwal 14892 59A Avenue

Ms Dhaliwal and her husband totally object to having coach homes in front of them. She stated that this would decrease the value of her home. Moving the coach houses in front will increase the traffic and make the road too busy which makes it more unsafe for her special needs child. They purchased this home recently and were led to believe that this would be a quiet, safe street to live on but if this development goes ahead it will be very congested instead.

Staff reported that this development is in accordance to the OCP and Neighbourhood Plans. When asked if she had checked to see this before purchasing her home, she replied that she did not, she was given this information by her realtor.

Chris Kim 14916 59A Avenue

Mr Kim acknowledged that he was aware of the type of development that was proposed and was not concerned with that however he was not aware that the City would open 149A and the laneway. This concerns him greatly as this will encourage traffic to use that access to re-route in case of accident or congestion causing safety issues for the children in that area.

**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16479**

**Application: 7906-0520-00**

CIVIC ADDRESS: 10288, 10296 and portion of 10320 - 133 Street

APPLICANT: Weststone Properties 104 Ltd.  
c/o Patrick Cotter Architect Inc. (Patrick Cotter)  
235 - 11300 No. 5 Road  
Richmond, BC V7A 5J7

PROPOSAL: To rezone the properties from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a high-rise residential development in Surrey City Centre.

The Notice of the Public Hearing was read by the City Clerk. The location of the property was indicated to the Public Hearing.

There were no persons present to comment on the proposed rezoning.

**C. COMMITTEE REPORTS**

**1. Parks & Community Services Committee - October 17, 2007**

It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That the minutes of the Parks & Community  
Services Committee meeting held on October 17, 2007, be received.  
Carried

RES.R07-2883

**2. Transportation Committee - October 23, 2007**

- (a) It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Transportation  
meeting held on October 23, 2007, be received.

RES.R07-2884

Carried

- (b) The recommendations of these minutes were considered and dealt with as follows:

**Request for Traffic Control Changes to Address the Needs of a Visually Impaired Student in East Clayton**

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council approve the following  
recommendations:

To provide safe road crossings for a visually impaired student, it is recommended that the City undertake the following:

- Install a pedestrian actuated, audible crossing signal at 188 Street and 70 Avenue.
- Retrofit the existing signalized intersection of 188 Street and Fraser Highway to include audible pedestrian signals.
- Proceed with plans to construct a one-lane roundabout at the intersection of 68 Avenue and 188 Street complete with fully marked and signed pedestrian crosswalks.
- Educate the driving, bicycling and walking public on the use of roundabouts by preparing a pamphlet to be made available at City Hall, on the City's website and shown in newspaper advertisements whenever opening a new roundabout.

RES.R07-2885

Carried**3. Social Planning Advisory Committee - October 25, 2007**

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That the minutes of the Social Planning  
Advisory Committee meeting held on October 25, 2007, be received.

RES.R07-2886

Carried**D. BOARD/COMMISSION REPORTS**



**E. MAYOR'S REPORT**

**1. Proclamations**

Mayor Watts read the following proclamations:

- (a) **DIWALI: FESTIVAL OF LIGHTS**  
November 9, 2007

WHEREAS the City of Surrey recognizes that it is home to a multitude of cultures and languages from around the world. The City of Surrey values this diversity, and considers it as a source of its strength, vitality and prosperity; and

WHEREAS the City of Surrey believes that every resident of Surrey has the right to realize her or his potential, regardless of gender, disability, race, colour, national or ethnic origin, and live at all times in conditions of dignity, respect and peace; and

WHEREAS the City of Surrey believes that sharing and celebrating community-based festivals enhances the sense of community among Surrey residents of diverse cultures, ages, and interests; and

WHEREAS the City of Surrey believes that the celebration of Diwali, Festival of Lights, an important celebration of the Indo-Canadian community, fosters the spirit of inclusiveness that makes Surrey one of the most desirable and livable cities in the world;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare November 9, 2007 as "DIWALI: FESTIVAL OF LIGHTS" in the City of Surrey.

Dianne L. Watts  
Mayor

- (b) **ELEVATOR ESCALATOR SAFETY AWARENESS WEEK**  
November 11 - 17, 2007

WHEREAS the 2nd full week of November commencing November 11 - 17, 2007 has been declared Elevator Escalator Safety Awareness Week; and

WHEREAS the purpose of this week is to increase public awareness of the safe and proper use of elevators, escalators and moving walkways; and

WHEREAS the goal of this week is to reduce, through education and awareness, avoidable accidents; and

WHEREAS the elevator escalator industry greatly contributes to the quality of life; and

WHEREAS this endeavour is worthy of support and cooperation to benefit the citizens, the general public and the short-range vertical transportation industry;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare November 11 - 17, 2007 as "ELEVATOR ESCALATOR SAFETY AWARENESS WEEK" in the City of Surrey, and urge all citizens in Surrey to participate fully in this observance to improve our quality of life.

Dianne L. Watts  
Mayor

(c) RESTORATIVE JUSTICE WEEK  
November 18 - 25, 2007

WHEREAS in the face of crime or conflict, restorative justice offers a philosophy and approach that views these matters principally as harm done to people and relationships; and

WHEREAS restorative justice approaches strive to provide support and opportunities for the voluntary participation and communication between those affected by crime and conflict (victims, offenders, community) to encourage accountability, reparation and a movement towards understanding, feelings of satisfaction, healing and closure; and

WHEREAS this year's theme for Restorative Justice Week is "Facing the Questions"; and

WHEREAS this week provides an opportunity to learn, educate and celebrate along with other communities across the country about restorative justice during the week;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare November 18 - 25, 2007 as "RESTORATIVE JUSTICE WEEK" in the City of Surrey.

Dianne L. Watts  
Mayor

## F. COUNCILLORS' REPORTS

**G. CORPORATE REPORTS**

1. The Corporate Reports, under date of November 5, 2007, were considered and dealt with as follows:

**Item No. R228** Award of RFQ 1220-40-43-07 Bulk Winter Road Salt  
File: 1220-40-43-07

The General Manager, Engineering submitted a report concerning the award of Bulk Winter Road Salt.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve the award of the contract for supply and delivery of 9600 tonnes of Bulk Winter Road Salt to Mainroad Maintenance Products Ltd., in the amount of \$786,720, plus GST.  
RES.R07-2887 Carried

**Item No. R229** Industrial Pricing Strategy Related to Biochemical Oxygen Demand (BOD)/Total Suspended Solid (TSS)  
Industrial Charges  
File: 5340-01

The General Manager, Engineering submitted a report to seek Council's approval in principle for the introduction the BOD/TSS charges on the 'Permitted' industries starting in 2008.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. adopt in principle the Greater Vancouver Sewerage and Drainage District (GVS&DD) industrial pricing policy for BOD and TSS;
2. approve in principle the billing of the BOD/TSS charges directly to the 'Permitted' industries starting in 2008 and in accordance with the scheduled incremental charges shown in Table 1; and



- 3. authorize staff to meet with representatives of the 'Permitted' companies whose annual BOD/TSS charge would exceed \$1,000, and report back to Council on the feedback.

RES.R07-2888

Carried

**Item No. R230** Request for Traffic Control Changes to Address the Needs of a Visually Impaired Student in East Clayton (Ciulla Delegation to CIC October 2, 2007)  
File: 6520-20(ec)

The General Manager, Engineering submitted a report to provide safe road crossings for a visually impaired East Clayton student.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

- 1. Install a pedestrian actuated, audible crossing signal at 188 Street and 70 Avenue;
- 2. Retrofit the existing signalized intersection of 188 Street and Fraser Highway to include audible pedestrian signals;
- 3. Proceed with plans to construct a one-lane roundabout at the intersection of 68 Avenue and 188 Street, complete with fully marked and signed pedestrian crosswalks;
- 4. Educate the driving, bicycling and walking public on the use of roundabouts by preparing a pamphlet to be made available at City Hall, on the City's website, and shown in newspaper advertisements whenever opening a new roundabout; and
- 5. Provide a copy of this report to the delegation.

RES.R07-2889

Carried

**Item No. R231** Proposed Sale of City Property Located at 11054/66/80 - 132 Street  
File: 0910-40/148

The General Manager, Engineering submitted a report concerning the proposed sale of City property at 11054/66/80 - 132 Street.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council approve the sale of the  
 following City-owned properties:

1. Lot 1, Except Part Dedicated Road on Plan LMP 41027 Section 15 Block 5 North Range 2 West New Westminster District Plan 8791 (PID No. 000-674-672);
2. Lot 2, Except Part Dedicated Road on Plan LMP 41027 Section 15 Block 5 North Range 2 West New Westminster District Plan 8791 (PID No. 011-362-588); and
3. Lot 3, Except Part Dedicated Road on Plan LMP 41027 Section 15 Block 5 North Range 2 West New Westminster District Plan 8791 (PID No. 011-362-596)

to Soraje Capital Inc., subject to the provisions of Section 26 and 94 of the Community Charter (CC).

RES.R07-2890

Carried

**Item No. R232** Interchange Location and Design on Highway No. 1 in the Vicinity of Harvie Road/192 Street  
 File: 0410-20 (mot/gate)

The General Manager, Engineering submitted a report to recommend to Council a location of a future interchange on Highway No. 1 in the vicinity of 192 Street so that staff can provide direction in that regard to the MoT (Gateway Project Team).

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council:

1. Support a future Surrey Interchange on Highway 1 located on the 192 Street alignment as illustrated on Appendix III subject to:
  - a. the design of the interchange minimizing impacts on the adjacent land uses and providing for future redevelopment of the South Port Kells area to urban densities and uses in accordance with the South Port Kells General Land Use Plan; and
  - b. the interchange design facilitating access connections as identified in Appendix V; and

2. Instruct staff to forward a copy of this report and the related Council resolution to the Ministry of Transportation and the Environmental Assessment Office and the Port Kells Community Association.

RES.R07-2891

Carried

**Note:** See Delegation Request under Clerk's Report, Item I.4(e).

**Item No. R233** Port Mann/Highway #1 - Environmental Assessment Review - Surrey Response  
File: 8630-30(PMH#1)

The General Manager, Engineering submitted a report concerning the Port Mann/Highway #1, Environmental Assessment Review - Surrey Response.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. receive this report as information;
2. direct staff to continue working with the affected communities and the Gateway proponents in addressing concerns regarding impacts related to the proposed Gateway Program projects that will affect the City and its residents; and
3. authorize staff to forward a copy of this report including the appendices and the related Council resolution to the BC Environmental Assessment office and the Gateway Project office as the City's formal comments on the Port Mann / Highway #1 Environmental Assessment Reports.

RES.R07-2892

Carried

**Item No. R234** Connection of 23 Avenue East of 138 Street in the Chantrell Park Area  
File: 7806-0417-00; 5800 (02300)

The General Manager, Engineering submitted a report concerning the connection of 23 Avenue East of 138 Street in the Chantrell Park Area.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.



It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council recommend the missing section of 23 Avenue to the east of 138 Street and to the west of 138A Street be fully dedicated as a standard road allowance during the subdivision of the properties in which it is located but that this section of 23 Avenue be constructed to only allow use and connectivity by pedestrians, cyclists and emergency vehicles (i.e., vehicular traffic other than emergency vehicles would not be permitted on this section) and with appropriate landscaping.

RES.R07-2893

Carried

**Item No. R235** City of Surrey Names as a 2008 BC Top 40 Employer  
File: 0290-20

The General Manager, Human Resources submitted a report to advise Mayor and Council that for the fourth consecutive year, the City of Surrey has been identified as one of BC's top employers.

The General Manager, Human Sources was recommending that the report be received for information.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Corporate Report No. R235 be received for information.

RES.R07-2894

Carried

**Item No. R236** Museums in Motion Award  
File: 0290-01

The General Manager, Parks, Recreation and Culture submitted a report to advise Mayor and Council of the recent award presented to the Surrey Museum from the B.C. Museums Association.

The General Manager, Parks, Recreation and Culture was recommending that the report be received for information.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Corporate Report No. R236 be received for information.

RES.R07-2895

Carried

**Item No. R237** Truck Parking  
File: 5480-01

The General Manager, Planning & Development submitted a report to:

- Provide Council with a summary of immediate actions that can be taken to increase the supply of truck parking spaces in the City; and
- Advise Council of the results of an assessment of the potential for using City-owned sites as interim truck parking facilities.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council:

1. Receive this report as information;
2. Direct staff to bring forward a report, complete with recommendations, related to amendments to the Zoning By-law, Business Licence By-law and other City policies and procedures that would allow for additional truck parking opportunities on properties zoned Light Industrial (IL), either as an interim use on undeveloped sites or as a permanent "third party" use on developed properties;
3. Direct staff to initiate a pilot on-street permit truck parking program, as discussed in this report, excluding 135A Street, for a six month trial period and report back to Council on the results of the trial; and
4. Endorse the hiring of a truck parking coordinator, on a contract basis, to coordinate the actions identified in this report and to actively promote and coordinate the development and provision of truck parking facilities in the City.
5. Refer the report to the Intergovernmental Affairs Committee to discuss the role of other levels of government with respect to truck parking.

RES.R07-2896

Carried

**Item No. R238** Appointment of Approving Officer  
File: 1940-01

The General Manager, Planning & Development submitted a report to seek Council's approval to rescind the appointment of How Yin Leung, the former Manager, Area Planning and Development, as Approving Officer and appoint

Jean Lamontagne, the General Manager, Planning and Development, as Approving Officer.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That Council:

1. Rescind the appointment of How Yin Leung as Approving Officer;
2. Appoint Jean Lamontagne as Approving Officer under Section 77 of the *Land Title Act*; and
3. Authorize the City Clerk to advise the Land Title Office of the change.

RES.R07-2897

Carried

#### H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16476A"

7907-0070-00 - GSAC Holdings Ltd. and 567029 BC Ltd.,  
c/o Adera (Steve Forrest)

RA (BL 12000) and RS (BL 5942) to CD (BL 12000) - 6620, 6634, 6644 - 120 Street and Portions of 6650, 6668, and 6682 - 120 Street and 12033 - 66 Avenue - to permit the development of 240 apartment units in two buildings and 160 townhouse units for By-laws 16476A and 16476B.

Approved by Council: October 15, 2007

This by-law is proceeding in conjunction with By-law 16476B.

It was  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16476A" pass its third reading.

RES.R07-2898

Carried



"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16476B"

7907-0070-00 - GSAC Holdings Ltd. and 567029 BC Ltd.,  
c/o Adera (Steve Forrest)

RA (BL 12000) and RS (BL 5942) to RM-30 (BL 12000) - 12069, 12077 and 12089 - 66 Avenue Portions of 6650, 6668, 6682 - 120 Street and 12033 - 66 Avenue - to permit the development of 240 apartment units in two buildings and 160 townhouse units for By-laws 16476A and 16476B.

Approved by Council: October 15, 2007

This by-law is proceeding in conjunction with By-law 16476A.

**Note:** See Development Variance Permit No. 7907-0070-00 under Clerk's Report, Item I.1(a).

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16476B" pass its third reading.  
RES.R07-2899 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16477"

7907-0047-00 - Makhan and Gurdial Johal and Nirmal and Sukhdev Samra,  
c/o McElhanney Consulting Services Ltd. (Darren Braun)

RA to RH and RF-9C (BL 12000) - 14856 and 14874 - 60 Avenue - to permit subdivision into 9 single family small lots with coach houses and one remainder lot (Block A) for future development.

Approved by Council: October 15, 2007

**Note:** See Development Variance Permit No. 7907-0047-00 under Clerk's Report, Item I.1(b) of this agenda.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16477" pass its third reading.  
RES.R07-2900 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16479"

7906-0520-00 - Weststone Properties 104 Ltd., c/o Patrick Cotter Architect Inc.  
(Patrick Cotter)

RF to CD (BL 12000) - 10288, 10296 and a portion of 10320 - 133 Street  
- to permit the development of a high-rise residential development in  
Surrey City Centre.

Approved by Council: October 15, 2007

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No.12000, Amendment By-law, 2007, No. 16479" pass its third reading.

RES.R07-2901

Carried

#### FINAL ADOPTIONS

4. "Surrey Sewer Rates and Extension Regulation By-law, 1964, No. 2240,  
Amendment By-law, 2007, No. 16480"

3900-20-16480 - Regulatory Bylaw Text Amendment

A by-law to amend the provisions of "Surrey Sewer Rates and Extension  
Regulation By-law, 1964, No. 2240" as amended, by amending Schedule B, and  
replacing Section 2.5. This amendment is necessary to charge user rates for  
utilities for customers connected to the utility system of an adjacent municipal  
water utility.

Approved by Council: October 22, 2007

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That "Surrey Sewer Rates and Extension

Regulation By-law, 1964, No. 2240, Amendment By-law, 2007, No. 16480" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R07-2902

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk  
to sign the following permits:

- (a) **Development Variance Permit No. 7907-0070-00  
GSAC Holdings Ltd. and 567029 B.C. Ltd.  
c/o Adera (Steve Forrest)**  
6620, 6634, 6644, 6650, 6668, 6682 - 120 Street, 12033, 12069, 12077  
(also shown as 12079) and 12089 - 66 Avenue

To relax requirements as follows:

- (a) To reduce the minimum east side yard setback from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for one unit in Building 15; to 6.4 metres (21 ft.) for one unit in Building 2; and to 5.0 metres (16 ft.) for the building face and to 3.6 metres (12 ft.) for the entry porches/veranda only for Buildings 3 and 14.
- (b) To reduce the minimum westerly side yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for the building face and to 4.0 metres (13 ft) for the balconies for Buildings 7 and 10 and to 1.5 metres (5 ft.) for one unit in Building 16.
- (c) To reduce the minimum southerly front yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for the entry porches only for Buildings 1 and 2 and
- (d) To reduce the minimum northerly front yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for the entry porches only on Buildings 15 and 16.

To permit the development of 240 apartment units in two buildings and 160 townhouse units.

**Note:** See By-law Nos. 16476A & 16476B under Item H.1.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7907-0070-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2903

Carried



- (b) **Development Variance Permit No. 7907-0047-00**  
**Makhan S. and Gurdial K. Johal, Nirmal S. and Sukhdev S. Samra**  
**c/o McElhanney Consulting Services Ltd. (Darren Braun)**  
13160 - 88 Avenue

To reduce the minimum rear yard setback requirement from 7.5 metres (25 ft) to 6.5 metres (21 ft.) for proposed Lot 10 to permit subdivision into 9 single family lots with coach houses and one remainder lot (Block A) for future development. The development variance permit is to permit retention of the existing dwelling.

**Note:** See By-law 16477 under Item H.2.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7907-0047-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2904

Carried

- (c) **Development Variance Permit No. 7907-0198-00**  
**Atlee Holdings Ltd.**  
19460 - 60 Avenue (also shown as 5980 Enterprise Way)

To increase the height of an accessory building or structure from 6.0 metres (20 ft.) to 9.75 metres (32 ft.) to permit installation of a bridge crane for an existing steel processing and distribution business.

**Note:** See Development Permit No. 7907-0198-00 under Clerk's Report, Item I.3(a).

**Note:** See separate correspondence in the binder flap regarding this application.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7907-0198-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2905

Carried

- (d) **Development Variance Permit No. 7907-0208-00**  
**Popular Group Investments Ltd.**  
**c/o Atlas Sign & Awning Co. (Charlie Seaman)**  
 15966 - 108 Avenue

To increase the number of fascia signs on the south building elevation (premise frontage) of retail Building #2 (TD Canada Trust business only) from one (1) to two (2) to allow one (1) additional fascia sign for one tenant in a new commercial development.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7907-0208-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2906

Carried

- (e) **Development Variance Permit No. 7907-0145-00**  
**Gordon Dams**  
**c/o Teck Construction**  
 19029 - 54 Avenue

To increase the height of a free-standing sign from 4.5 metres (15 ft.) to 6 metres (20 ft.); and to increase the number of fascia signs from 1 to 2, to allow the construction of a heavy truck sales and repair centre for a proposed industrial site.

It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7907-0145-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2907

Carried

- (f) **Development Variance Permit No. 7907-0023-00**  
**Murray and Gillian Gjernes**  
 16098 - 112 Avenue

To reduce the minimum east side yard setback requirement from 1.8 metres (6 ft.) to 1.5 metres (5 ft.) to allow subdivision with an adjoining lot, into approximately 5 single family lots, and to permit retention of an existing dwelling on proposed Lot 1.

It was Moved by Councillor Steele  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7907-0023-00 be approved; that the Mayor and Clerk be authorized to  
sign the Development Variance Permit; and that Council authorize the  
transfer of the Permit to the heirs, administrators, executors, successors,  
and assigns of the title of the land within the terms of the Permit.

RES.R07-2908

Carried

- (g) **Development Variance Permit No. 7907-0191-00**  
**ITB (B.C.) Holdings Inc.**  
**c/o Interntional Truck Body (Harold Leyenhorst)**  
5285 - 192 Street

To allow a roof top sign to permit an addition to the existing industrial  
building.

It was Moved by Councillor Steele  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7907-0191-00 be approved; that the Mayor and Clerk be authorized to  
sign the Development Variance Permit; and that Council authorize the  
transfer of the Permit to the heirs, administrators, executors, successors,  
and assigns of the title of the land within the terms of the Permit.

RES.R07-2909

Carried

- (h) **Development Variance Permit No. 7907-0030-00**  
**Carib Holdings Ltd.**  
**c/o Teck Construction**  
5278 - 185A Street

To reduce the minimum south side yard setback requirement from  
7.5 metres (25 ft.) or 0 metre to 0.76 metre (2.5 ft.) to allow the  
construction of an industrial building.

It was Moved by Councillor Steele  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7907-0030-00 be approved; that the Mayor and Clerk be authorized to  
sign the Development Variance Permit; and that Council authorize the  
transfer of the Permit to the heirs, administrators, executors, successors,  
and assigns of the title of the land within the terms of the Permit.

RES.R07-2910

Carried



**2. Formal Approval of Liquor Permits**

- (a) **Food Primary Liquor License Amendment Application 7907-0272-00**  
**Gino and Antoinette Floreano**  
**c/o Jenny Dong**  
13525 - 108 Avenue (shown as 13511 to 13525 - 108 Avenue)

To add patron participation in the form of karaoke to the existing establishment.

If, after the Public Notification, Council is in support of the proposed Liquor Application, it is in order for Council to pass the following resolution:

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That after taking into account the criteria  
outlined in the Planning Report dated October 15, 2007:

- (a) the potential for noise if the application is approved;
- (b) the impact on the community if the application is approved;
- (c) whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose; and

after undertaking a Public Notification which concluded on November 5, 2007, to gather the views of area residents and businesses with respect to the proposed liquor license amendment application,

Surrey City Council supports the issuance of the liquor license amendment for the subject site, to permit patron participation in the form of karaoke with a food primary license.

RES.R07-2911

Carried with Councillor Hunt opposed

**Note:** See separate correspondence in the binder flap regarding this application.

**3. Formal Approval of Development Permits**

- (a) **Development Permit No. 7907-0198-00**  
**Atlee Holdings**  
19460 - 60 Avenue

Memo received from the Manager, Area Planning & Development - North Division, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7907-0198-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That Development Permit  
No. 7907-0198-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2912 Carried

**Note:** See Development Variance Permit No. 7907-0198-00 under Clerk's Report, Item I.1(c).

**4. Delegation Requests**

(a) **Mark T. Dickins**  
File: 6650-01; 0550-20-10

Requesting to appear before Council regarding the pre-sale of condos at D'Corize located at 13399 - 104 Avenue.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Martin  
That Mark T. Dickins be referred to staff.  
Carried

RES.R07-2913

(b) **Paul Oraziotti, Cloverdale Business Improvement Association**  
**Bill Reid, Cloverdale Chamber, Executive Director**  
File: 8200-30; 0550-20-10

This delegation was heard earlier in the meeting.

(c) **David Chalk & Paola Ashton**  
File: 6300-01; 0550-20-10

Requesting to appear before Council to make a presentation with respect to technology, preservation of trees and sustainability.

RES.R07-2914

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That David Chalk & Paola Ashton be heard  
as a delegation at Council-in-Committee.  
Carried

(d) **Mohamad Jundi**  
File: 7450-20; 0550-20-10

Requesting to appear before Council to request reversing the charge of an invoice received with respect to Surrey Security and Fire Alarm By-law, 1997, No. 13168.

RES.R07-2915

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Mohamad Jundi be referred to staff.  
Carried

(e) **Steve & Bonnie Greenlee, Susie Kennedy**  
File: 5400-80; 0550-20-10

Requesting to appear before Council to express their concerns with respect to the Highway 1 and Harvey Road overpass proposed realignment to 192 Street south of Highway 1.

RES.R07-2916

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That Steve & Bonnie Greenlee, Susie  
Kennedy be heard as a delegation at Council-in-Committee.  
Carried

**Note:** At the October 15, 2007 Regular Council, Council referred this item to staff to advise on the public process.

**Note:** See Corporate Report R232.

(f) **Garth Dunn**  
File: 6880-01; 0550-20-10

Requesting to appear before Council regarding the townhouse development adjacent to 15423 Kilmore Close.



RES.R07-2917

It was	Moved by Councillor Gill Seconded by Councillor Martin That Garth Dunn be referred to staff. <u>Carried</u>
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- (g) **Rick Hardy**  
File: 0220-08; 0550-20-10

Requesting to appear before Council regarding exotic reptiles.

RES.R07-2918

It was	Moved by Councillor Gill Seconded by Councillor Steele That Rick Hardy be referred to staff. <u>Carried</u>
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- (h) **Allan Lamb**  
**British Columbia Automobile Association, and**  
**RCMP Traffic Services Representative**  
File: 7550-01; 0550-20-10

Requesting to appear before Council on November 19, 2007 to provide a status report on "The Watch Traffic Law Enforcement Partnership Campaign".

RES.R07-2919

It was	Moved by Councillor Steele Seconded by Councillor Martin That Allan Lamb, British Columbia Automobile Association, and RCMP Traffic Services Representative be heard as a delegation at Council-in-Committee. <u>Carried</u>
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## 5. Expropriation Notices

Realty Services, Engineering, has served the following Expropriation Notices and is seeking Council's approval pursuant to Section 18(2) of the *Expropriation Act* with respect to:

- (a) **Expropriation Notice No. BB303388**  
File: 1706-055; E-07-1007)

The expropriation of Lot 6 Except: Part Dedicated Road on Plan BCP 33235, Section 34, Township 2, New Westminster District, Plan 11752 shown on Statutory Right-of-Way Plan BCP 33236 containing 231.8 square metres, for property located at 14842 Fraser Highway. Registered Owners: David Randy Dietrich

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the expropriation of Lot 6 Except: Part  
 Dedicated Road on Plan BCP 33235, Section 34, Township 2, New  
 Westminster District, Plan 11752 shown on Statutory Right-of-Way Plan  
 BCP 33236 containing 231.8 square metres, for property located at  
 14842 Fraser Highway.  
 Registered Owners: David Randy Dietrich be received and approved.  
 RES.R07-2920 Carried

(b) **Expropriation Notice No. BB303386**  
 File: 1706-055; R-06-109

The expropriation of Lot 6, Section 34, Township 2, New Westminster  
 District, Plan 11752 (Parcel Identifier: 009-584-617) being 127.1 square  
 metres on Reference Plan BCP 33235, for property located at  
 14842 Fraser Highway.  
 Registered Owners: David Randy Dietrich

It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That the expropriation of Lot 6, Section 34,  
 Township 2, New Westminster District, Plan 11752 (Parcel Identifier:  
 009-584-617) being 127.1 square metres on Reference Plan BCP 33235,  
 for property located at 14842 Fraser Highway.  
 Registered Owners: David Randy Dietrich be received and approved.  
 RES.R07-2921 Carried

6. **2008 Council Meeting Schedule**  
 File: 0550-20-01

Memorandum from the City Clerk recommending that the revised Council  
 meeting schedule for 2008 be adopted.

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the revised 2008 Council Meeting  
 Schedule be adopted.

RES.R07-2922 Carried

7. **Regular Council - September 17, 2007**  
**Expropriation Notice No. BB444849**

Registered Owners: Duk Joo Kim and Sin Suk Kim

At the September 17, 2007 Regular Council meeting, the Agenda reflected that  
 Expropriation Notice No. BB444849 was to be received. This was done in error,

and the appropriate action was for Council to "Receive the Expropriation Notice and to Approve the expropriation as the approving authority".

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council Receive the Expropriation  
Notice No. BB444849 and approve the expropriation as the approving authority.  
RES.R07-2923 Carried

**8. Regular Council - October 22, 2007  
Expropriation Notice No. BB587163  
Expropriation Notice No. BB587161  
City of Surrey/Terasen Gas Inc.**

At the October 22, 2007 Regular Council meeting, the Agenda reflected that Expropriation Notices No. BB587163 and BB587161 were to be received. This was done in error, and the appropriate action was for Council to "Receive the Expropriation Notices and to Approve the expropriations as the approving authority".

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Council receive the Expropriation  
Notices Nos. BB587163 and BB587161 and approve the expropriations as the  
approving authority.

RES.R07-2924 Carried

**J. CORRESPONDENCE**

**K. NOTICE OF MOTION**

**L. ANY OTHER BUSINESS**

**1. Utility Bill Review**

Councillor Higginbotham met with some seniors who had requested that there be a review on their utility bills. They had a meter installed and had experienced a dramatic increase in the bills since. They had a plumber in to ensure there were no leaks to cause such an increase and were assured that the plumbing is fine. They pay \$1,080 in property taxes annually and last year paid \$3,000 in utilities. Councillor Higginbotham paid \$600 for her utilities last year for a much larger



property. She has forwarded the information and asked staff to review their account to find out if there are any issues to explain the increase.

Councillor Higginbotham requested that staff do a report for Council reporting on what the average utility bills are in the City and how they compare with the flat rate that is charged to those without a meter.

## 2. **United Cities & Local Government Congress - Korea**

Councillor Hunt discussed attending the above conference. He noted that there were very interesting sessions and he made some beneficial contacts. He has forwarded information to our Manager of Economic Development to review a concept discussed whereby 40% of the commercial taxes were shared between the adjacent municipalities to encourage them to work as a team to bring new business into the region rather than competing against one another. He has also passed on contact information for the group developing the Sustainability Charter for Copenhagen as we could gain valuable information and ideas for ourselves in the development of a Sustainability Charter for the City.

## 3. **Grandview Heights Issue**

Mayor Watts reported that DFO were in attendance at Grandview Heights and 152 this morning writing up the developers for allowing construction dirt and mess to leach into the creek bed. She would like the City to lay out the criteria for keeping the sites cleaned responsibly and perhaps refuse inspections until the outlined criteria is met.

## 4. **Newton Bus Exchange**

Mayor Watts requested that we work towards getting this bus exchange area cleaned up and get a shelter built to keep people out of the rain while waiting for their busses. She reported that there are a lot of seniors in the area that use this site and we wish to encourage everyone to use public transportation.

## M. **ADJOURNMENT**

It was

meeting do now adjourn.

RES.R07-2925

Moved by Councillor Hepner

Seconded by Councillor Gill

That the Regular Council - Public Hearing

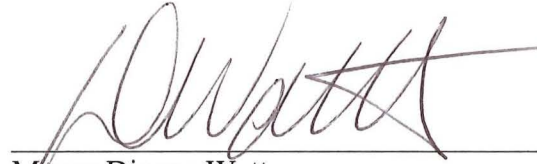
Carried

The Regular Council - Public Hearing meeting adjourned at 8:11 p.m.

Certified correct:



Margaret Jones, City Clerk



Mayor Dianne Watts